

and other necessary outbuildings, and assessed for purposes of taxation at Three Thousand, Nine Hundred and Eighty-five Dollars (\$3,985.00), being all and the same real estate described and conveyed in a deed from Charlotte E. Lakin, widow, to Harry A. Eaton and Virginia A. Eaton, his wife, dated October 14, 1929, and recorded in Liber No. 372, folio 228, one of the Land Records of the County aforesaid, a certified copy of which said deed is filed herewith as Exhibit "No. 3" and is prayed may be taken and considered a part hereof.

6. That your Petitioner, for himself individually and as next friend and agent for the said Virginia A. Eaton, his wife, acting pursuant to such approval, advice, authority and consent as the said Virginia A. Eaton was capable of giving, if any, executed a contract for the sale of the aforesaid real estate, with Howard C. Fry and Charlotte E. Fry, his wife, as Vendees, dated January 27, 1947, at and for the price and upon the terms more particularly set forth therein, an original copy of which said Contract of Sale is filed herewith as Exhibit "No. 4", and which is prayed may be taken and considered a part hereof, which said purchasers were procured by the services of Noah E. Cramer & Son, Realtors, Frederick, Maryland, and if said sale be consummated, the same shall be subject to the usual commission to said brokers.

7. That your Petitioner believes, and so avers, that it would be to the best interest, benefit and advantage of the said Virginia A. Eaton for some suitable person to be appointed her Trustee, to take charge of, hold, manage and care for her said property and estate under the jurisdiction of your Honorable Court, and that the proposed sale of the interest in real estate of the said Virginia A. Eaton hereinbefore set forth be ordered confirmed and consummated under the direction of your Honorable Court.